

Toolbox to Address Mini Dorms

Tools	Significance	Brief Summary	Status
ADMINISTRATIVE CITATIONS	Addresses loud music and loud parties to minimize nuisance noise	\$1000 citations are issued to tenants and property owners in violation of noise ordinance	Program is in place in SDPD Mid City and Northern Police Divisions; Program roll out citywide is in process
PHYSICAL DEVELOPMENT REGULATIONS	Prevents smaller lots from having high number of bedrooms and excess hardscape/surface parking (citywide); Prevents previous trend towards garage conversions and 6 ⁺ bedrooms in campus impact areas	Adds 6 bedroom limit and 4 parking space limit (outside garage) on lots less than 10,000 sq ft; Increases parking requirement for campus impact areas and prevents garage conversions for larger units with 5 or more bedrooms	Effective since August 2007 in areas outside the coastal zone; LCPA submitted to Coastal Commission December 2007 to obtain certification for areas within the coastal zone
RESIDENTIAL HIGH OCCUPANCY PERMIT	Addresses parking and nuisance issues associated with high occupancy units; makes it difficult for landlord to rent to more than 5 adult occupants	Requires a permit for existing and new high occupancy single dwelling units with 6 or more adults residing for 30 or more consecutive days; requires annual permit fee (\$1000) and inspections	Ordinance would be effective outside the coastal zone 30 days after final passage with 6 month grace period for existing units (2 nd reading January 14, 2008)
ROOMING HOUSE ORDINANCE	Prevents previous practice of rooms rented individually to large number of tenants as a business	Would limit landlords from renting rooms individually; Allows landlord to rent dwelling unit as a whole	Draft in process by City Attorney in consultation with DSD
REGULATION OF RESIDENTIAL RENTALS	Would regulate all residential rentals (residential rentals currently pay a business tax without additional review)	Would set up system for review of rental applications for zoning clearance and allow for better tracking of rental units	In early planning stages; City systems do not have capability at this time, but program could be rolled out within 1-2 years